

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CALIFORNIA



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MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING
JOHN WEIGHT
EXECUTIVE OFFICER

May 13, 2026

Council District # 2

Case #: 1073100

Honorable Council of the
City of Los Angeles
Room 395, City Hall

JOB ADDRESS: 10926 W HARTSOOK ST

CONTRACT NO.: C204229 C201852 C141028-4 C142032 C144906-1 280139620-3

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has caused the barricading of all openings, cleaning of the lot and fencing of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$2,723.45. The cost of cleaning the subject lot was \$1,260.00. The cost of fencing the subject lot was \$14,700.00.

It is proposed that a lien for the total amount of **\$19,995.01** be recorded against the real property upon which the services were rendered. The official report, in duplicate, as required in connection with this matter is submitted for your consideration.

It is requested that the Honorable Council designate the time and place, when and where protest can be heard concerning this matter, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3, Los Angeles Administrative Code.

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

Shawn Eshbach, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On February 03, 2026 pursuant to the authority granted by Section 91.8903 and 91.8904 of the Los Angeles Municipal Code, the Department of Building and Safety ordered the owners or other parties in interest within thirty days(30) days to secure all openings accessible for entry from the exterior of the building(s) and weatherproof the barricades installed, fence the lot, on the parcel located at **10926 W HARTSOOK ST** , within the limits of the City of Los Angeles, State of California, being more particularly described as follows: *See Attached Title Report for Legal Description*

The owners or other parties in interest of the above described property having failed to comply with the time prescribed by Ordinance, the Department solicited bids, awarded a contract and caused said abatement of nuisance as follows:

<u>Work Description</u>	<u>Work Order No.</u>	<u>Date Completed</u>	<u>Cost</u>
BARRICADE	B5159	March 09, 2026	\$2,723.45
CLEAN	C5146	March 05, 2026	\$1,260.00
FENCE	F4774	March 11, 2026	\$14,700.00
			\$18,683.45

Additionally, there are unpaid invoices for fees assessed to recover Departmental costs in pursuit of compliance as follows:

<u>Fee</u>	<u>Invoice No.</u>	<u>Amount</u>	<u>Late Fees</u>	<u>Total</u>
CODE VIOLATION INSPECTION FEE	963716-0	\$356.16	\$890.40	\$1,246.56
				\$1,246.56

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T18961	\$35.00
FULL	T18780	\$30.00
		\$65.00


Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$13,766.48 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$1,246.56, plus the Cost of Title Search(es) on the subject lot was \$65.00 for a total of **\$19,995.01**, be recorded against said property.

Please see attached for the names and addresses of owners entitled to notice. Also attached is a statement of the fair market value of this property including all encumbrances of record on the property as of the date of this report.

This official report, in duplicate, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code is submitted for your consideration.

DATED: May 13, 2026

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING


Shawn Eshbach, Principal Inspector
Lien Review

Report and lien confirmed by
City Council on:

ATTEST: PATRICE LATTIMORE
CITY CLERK

BY
DEPUTY

ASSIGNED INSPECTOR: GLEN RAND
JOB ADDRESS: 10926 W HARTSOOK ST
ASSESSORS PARCEL NO.: 2419-002-009

Last Full Title: 04/27/2026

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1 Megan Therese Lorick and Nick John Halekakis
3828 Gleneagles Dr
Tarzana, CA 91356-5625
Capacity: OWNER

- 2 Halekakis NickJ/Halekakis Megan T
PO Box 570155
Tarzana, CA 91357-0155
Capacity: OWNER

- 3 CARDINAL FINANCIAL COMPANY
3701 ARCO CORPORATE DRIVE
STE 200
CHARLOTTE, NC 28273
Capacity: INTERESTED PARTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T18780
Dated as of: 02/02/2026

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2419-002-009

Property Address: 10926 W HARTSOOK ST **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : NICK J. HALEKAKIS AND MEGAN T. LORICK HALEKAKIS

Grantor : NICK J. HALEKAKIS & MEGAN T. LORICK HALEKAKIS

Deed Date : 10/11/2019 **Recorded :** 01/04/2021

Instr No. : 21-0004217

MAILING ADDRESS: NICK J. HALEKAKIS AND MEGAN T. LORICK HALEKAKIS
PO BOX 570155, TARZANA, CA 91357-0155

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 48 **Tract No:** 8275 **Brief Description:** TRACT NO 8275 LOT 48

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 05/04/2021 **Document #:** 21-0711235

Loan Amount: \$387,000

Lender Name: CARDINAL FINANCIAL COMPANY

Borrowers Name: NICK J. HALEKAKIS AND MEGAN T. LORICK HALEKAKIS

MAILING ADDRESS: CARDINAL FINANCIAL COMPANY
3701 ARCO CORPORATE DRIVE SUITE 200 CHARLOTTE, NC 28273



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T18961
Dated as of: 04/22/2026

Prepared for: City of Los Angeles

SCHEDULE A ***(Reported Property Information)***

APN #: 2419-002-009

Property Address: 10926 W HARTSOOK ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : NICK J. HALEKAKIS AND MEGAN T. LORICK HALEKAKIS

Grantor : NICK J. HALEKAKIS AND MEGAN T. LORICK HALEKAKIS AND CHRISTO J. HALEKAKIS

Deed Date : 10/11/2019

Recorded : 01/04/2021

Instr No. : 21-0004217

***MAILING ADDRESS: NICK J. HALEKAKIS AND MEGAN T. LORICK HALEKAKIS
PO BOX 570155, TARZANA, CA 91357-0155***

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 48 Tract No: 8275 Brief Description: TRACT NO 8275 LOT 48

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 05/04/2021

Document #: 21-0711235

Loan Amount: \$387,000

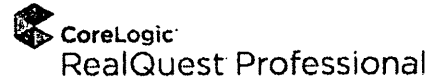
Lender Name: CARDINAL FINANCIAL COMPANY

Borrowers Name: NICK J. HALEKAKIS AND MEGAN T. LORICK HALEKAKIS

***MAILING ADDRESS: CARDINAL FINANCIAL COMPANY
3701 ARCO CORPORATE DRIVE SUITE 200 CHARLOTTE, NC 28273***

Property Detail Report

For Property Located At :
**10926 HARTSOOK ST, NORTH HOLLYWOOD, CA
 91601-3961**



Owner Information

Owner Name: **HALEKAKIS NICK J/HALEKAKIS MEGAN T**
 Mailing Address: **PO BOX 570155, TARZANA CA 91357-0155 B002**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT NO 8275 LOT 48	APN:	2419-002-009
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1255.01 / 1	Subdivision:	8275
Township-Range-Sect:		Map Reference:	/
Legal Book/Page:	93-85	Tract #:	8275
Legal Lot:	48	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	NHO	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	01/04/2021 / 10/11/2019	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	4217		

Last Market Sale Information

Recording/Sale Date:	03/14/2011 / 07/26/2010	1st Mtg Amount/Type:	/
Sale Price:	\$360,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	382936	2nd Mtg Amount/Type:	/
Deed Type:	ADMINISTRATOR'S DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$323.16
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY TITLE		
Lender:			
Seller Name:	GYOMLAY JULIUS		

Prior Sale Information

Prior Rec/Sale Date:	05/24/1978 /	Prior Lender:	
Prior Sale Price:	\$65,000	Prior 1st Mtg Amt/Type:	\$52,000 / CONV
Prior Doc Number:	556981	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,114	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1941 / 1941	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR3	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,711	Lot Width/Depth:	50 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value: \$617,775
Land Value: \$426,829
Improvement Value: \$190,946
Total Taxable Value: \$617,775

Assessed Year: 2025
Improved %: 31%
Tax Year: 2025

Property Tax: \$7,566.15
Tax Area: 13
Tax Exemption:

Comparable Sales Report

For Property Located At



CoreLogic
RealQuest Professional

10926 HARTSOOK ST, NORTH HOLLYWOOD, CA 91601-3961

4 Comparable(s) Selected.

Report Date: 05/13/2026

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$360,000	\$835,000	\$1,155,000	\$932,500
Bldg/Living Area	1,114	1,084	1,197	1,147
Price/Sqft	\$323.16	\$723.91	\$964.91	\$811.54
Year Built	1941	1925	1928	1926
Lot Area	6,711	5,400	8,260	6,790
Bedrooms	2	2	4	2
Bathrooms/Restrooms	1	1	2	1
Stories	0.00	0.00	0.00	0.00
Total Value	\$617,775	\$56,314	\$433,424	\$199,470
Distance From Subject	0.00	0.16	0.47	0.30

*= user supplied for search only

Comp #:1		Distance From Subject:0.16 (miles)	
Address:	10840 HESBY ST, NORTH HOLLYWOOD, CA 91601-4605		
Owner Name:	10840 HESBY LLC		
Seller Name:	MITCHELL DONALD R		
APN:	2419-005-006	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1255.01
Subdivision:	7274	Zoning:	LARD1.5
Rec Date:	10/28/2025	Prior Rec Date:	07/30/1986
Sale Date:	09/29/2025	Prior Sale Date:	05/1986
Sale Price:	\$880,000	Prior Sale Price:	\$100,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	746697	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,400
Total Value:	\$195,095	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,084
		Total Rooms:	2
		Bedrooms:	2
		Bath(F/H):	1/
		Yr Built/Eff:	1927 / 1930
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:2		Distance From Subject:0.26 (miles)	
Address:	4948 RIVERTON AVE, NORTH HOLLYWOOD, CA 91601-4664		
Owner Name:	4948 RIVERTON LLC		
Seller Name:	MCCORMACK FRANCIS M L/TR		
APN:	2421-004-003	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1255.01
Subdivision:	8288	Zoning:	LARD2
Rec Date:	12/18/2025	Prior Rec Date:	
Sale Date:	12/01/2025	Prior Sale Date:	
Sale Price:	\$860,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	920063	Acres:	0.16
1st Mtg Amt:	\$602,000	Lot Area:	6,754
Total Value:	\$433,424	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,188
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1/
		Yr Built/Eff:	1925 / 1925
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:3		Distance From Subject:0.31 (miles)	
Address:	4948 DENNY AVE, NORTH HOLLYWOOD, CA 91601-4737		

Owner Name:	MADINYAN KAREN		
Seller Name:	BRIERLEY ARVENE M TRUST		
APN:	2421-003-003	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1255.01
Subdivision:	8288	Zoning:	LAR1
Rec Date:	12/24/2025	Prior Rec Date:	10/06/1995
Sale Date:	11/13/2025	Prior Sale Date:	
Sale Price:	\$835,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	934033	Acres:	0.15
1st Mtg Amt:	\$626,000	Lot Area:	6,748
Total Value:	\$56,314	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,120
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1927 / 1929
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	4	Distance From Subject:	0.47 (miles)
Address:	11039 BLIX ST, NORTH HOLLYWOOD, CA 91602-1202		
Owner Name:	BLIX BUILD LLC		
Seller Name:	WALSH JAMES D		
APN:	2353-026-021	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1254.02
Subdivision:	46	Zoning:	LAR1
Rec Date:	08/26/2025	Prior Rec Date:	12/27/1976
Sale Date:	08/13/2025	Prior Sale Date:	
Sale Price:	\$1,155,000	Prior Sale Price:	\$48,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	578522	Acres:	0.19
1st Mtg Amt:		Lot Area:	8,260
Total Value:	\$113,048	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,197
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1928 / 1928
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Foreclosure Activity Report
For Property Located At



10926 HARTSOOK ST, NORTH HOLLYWOOD, CA 91601-3961

 Foreclosure Activity Report is not available

10926 HARTSOOK ST NORTH HOLLYWOOD CA 91601

The selected property does not contain active foreclosure information. This could mean the data is not available or an activity that needs to occur for this report to capture, has not occurred.

[Back to report selection](#)

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